



Sadberge Court, Osbaldwick, York Offers Over £450,000

Positioned in a quiet cul-de-sac, this chain free detached property enjoys a particularly generous plot, with a superb south-facing rear garden and a larger-than-average front garden that sets it apart from others nearby.



The accommodation begins with a welcoming entrance hallway leading into a bright sitting room with a bay window, which flows through to a formal dining room and a conservatory overlooking the garden. The kitchen is accompanied by a separate utility and a useful garden room, while a ground-floor WC and integral garage complete the layout on this level.



Upstairs, the first floor provides four bedrooms, including a well-proportioned main bedroom with its own ensuite, along with a family bathroom serving the remaining rooms.



Externally, the home truly excels, with its fantastic south-facing rear garden offering a mature, private, and well-maintained outdoor space. The larger-than-average front garden, driveway parking, and integral garage add further practicality.



Osballdwick is a highly regarded village, positioned just east of York and known for its welcoming community feel, excellent local amenities, and convenient access to the city centre. A range of shops, supermarkets, and eateries can be found along nearby Hull Road, while regular bus services make commuting simple. The village itself benefits from schools, parks, and green spaces, making it a popular choice for families.

The property is offered with no onward chain and, while requiring some modernisation, presents superb potential to create a fabulous family home in one of York's most popular village settings.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D

Council Tax: E - City of York

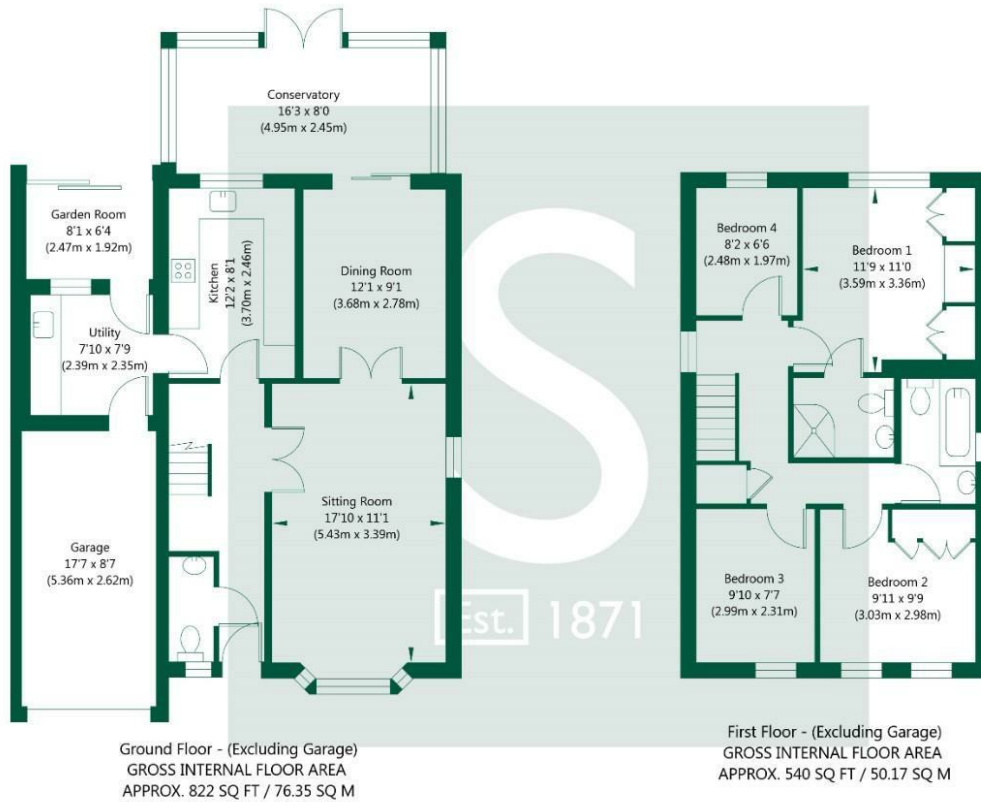
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

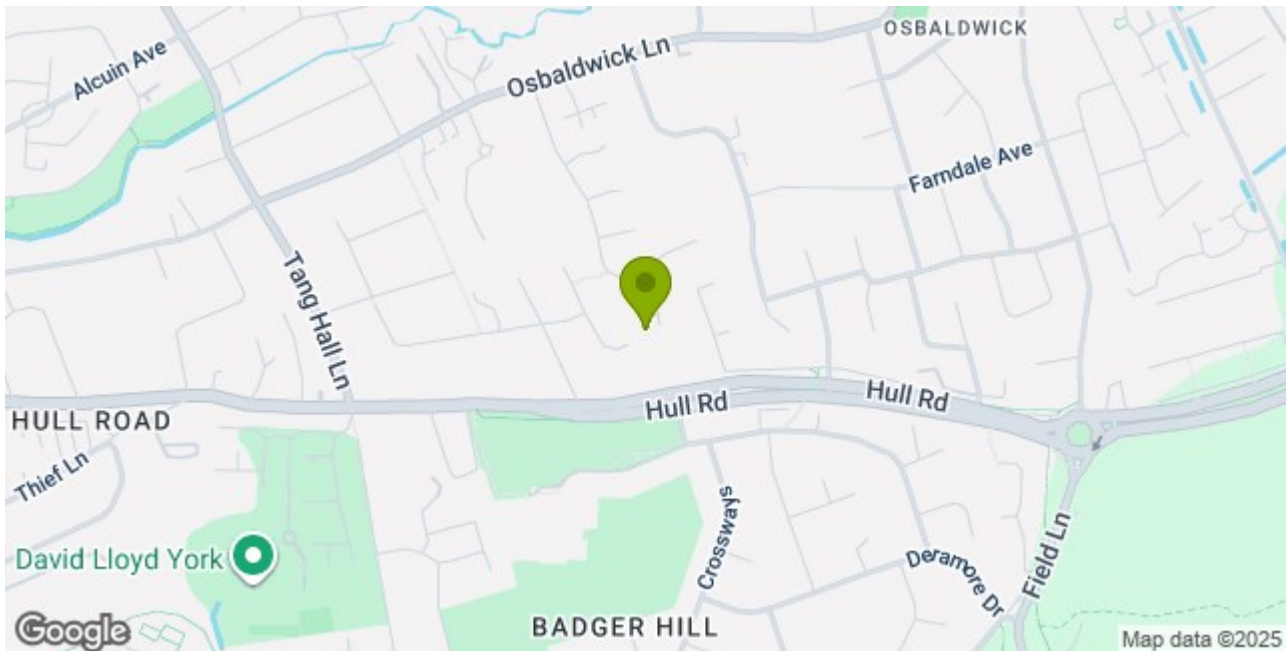
*Download speeds vary by broadband providers so please check with them before purchasing.



Sadberge Court, York, YO10 3DB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1362 SQ FT / 126.52 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

